



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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*Commissioners*

**Carlos Jackson**  
*Executive Director*

December 20, 2005

Honorable Board of Commissioners  
Housing Authority of the  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**AUTHORIZE THE COMMUNITY DEVELOPMENT COMMISSION AND THE HOUSING  
AUTHORITY TO ADMINISTER FUNDS ON BEHALF OF EACH OTHER FOR  
DEVELOPMENT OF PROJECTS WITH MULTIPLE FUNDING SOURCES  
(ALL DISTRICTS)  
(3 Vote)**

**IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY:**

1. Authorize the Board of Commissioners of the Community Development Commission to administer City of Industry Redevelopment Housing Set-Aside Funds (Industry Funds), on behalf of the Board of Commissioners of the Housing Authority, for development of affordable housing projects located within a 15-mile radius of the City of Industry when such projects are also funded with a majority of HOME Investment Partnerships (HOME) and/or Community Development Block Grant (CDBG) funds.
2. Accept from the Board of Commissioners of the Community Development Commission all responsibility for the administration of HOME and CDBG funds, for development of projects being funded with a majority of City of Industry Funds and located in the unincorporated County and in cities



participating in the CDBG Urban County Program, which sites are located within a 15-mile radius of the City of Industry.

3. Authorize the Executive Director of the Community Development Commission to negotiate and execute all necessary agreements related to the loaning and administration of Industry Funds for development of projects funded with a majority of HOME and/or CDBG funds and located within a 15-mile radius of the City of Industry, to be effective following approval as to form by County Counsel and execution by all parties.

**IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:**

1. Authorize the Board of Commissioners of the Housing Authority to administer HOME Investment Partnerships (HOME) Program funds and Community Development Block Grant (CDBG) Program funds, on behalf of the Board of Commissioners of the Community Development Commission, for development of affordable housing projects located in cities participating in the CDBG Urban County Program or in areas of the unincorporated County, which sites are located within a 15-mile radius of the City of Industry, when such projects are also funded with a majority of City of Industry Affordable and Special Needs Housing Program funds (Industry Funds).
2. Accept from the Board of Commissioners of the Housing Authority all responsibility for the administration of Industry Funds for development of affordable housing projects being funded with a majority of HOME and/or CDBG funds and located within the unincorporated County and in cities participating in the Community Development Block Grant Urban County Program, which sites are located within a 15-mile radius of the City of Industry.
3. Authorize the Executive Director of the Housing Authority to negotiate and execute all necessary agreements related to the loaning and administration of HOME funds and CDBG funds for development of affordable housing projects funded with a majority of Industry Funds and located in cities participating in the CDBG Urban County Program or in areas of the unincorporated County, which sites are located within a 15-mile radius of the City of Industry, to be effective following approval as to form by County Counsel and execution by all parties.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

The purpose of this action is to change current administrative procedures that require both the Board of Commissioners of the Community Development Commission and the

Board of Commissioners of the Housing Authority to separately approve the uses, expenditures and related agreements when funds administered by either agency are provided for the same development. This action will permit each agency to administer the funds of the other, based on the majority-funding source, and will eliminate the need for separate Board actions and agreements for such multi-funded developments. Each agency will retain authority to delegate monitoring activities for adherence to applicable regulations and requirements.

**FISCAL IMPACT/FINANCING:**

There is no impact on the County general fund. Under the proposed change in administrative procedures, HOME, CDBG and Industry Funds will be administered by either the Board of Commissioners of the Housing Authority or the Board of Commissioners of the Community Development Commission, depending on which program provides the majority of funds for an individual loan.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

The Industry Fund Affordable For-Sale Housing Program, authorized by the Board of Commissioners of the Housing Authority on September 9, 2003, authorized the acquisition of unimproved land for the development of for-sale housing, with a majority of the housing to be reserved for sale to lower-income buyers. The Housing Authority, acting in concert with the Community Development Commission, has acquired land within a 15-mile radius of the City of Industry using Industry Funds, as well as HOME and CDBG funds.

Following a Request for Proposals process and negotiations with developers, agreements will be required for the development of the proposed for-sale developments, on sites that have been and will be acquired. Industry Funds are typically the primary source of the funds used for the acquisition of the sites, together with lesser amounts of HOME and/or CDBG funds. In such circumstances, it is proposed that the Housing Authority administer all funds for project development, although the Community Development Commission will monitor adherence to HOME and/or CDBG regulations and requirements.

In some limited circumstances, special needs developments, affordable multifamily rental developments and senior rental developments located in cities participating in the CDBG Urban County Program and in unincorporated County areas, all within a 15-mile radius of the City of Industry, will utilize HOME and/or CDBG funds administered by the Community Development Commission, together with a lesser amount of Industry Funds. In such circumstances, it is proposed that the Community Development Commission administer all funds for project development, although the Housing Authority will monitor adherence to Industry Funds regulations and requirements.

The proposed administrative change will also streamline the administration of the Infill Sites Utilization Program, authorized by the Board of Supervisors, the Board of Commissioners of the Housing Authority and the Board of Commissioners of the Community Development Commission on August 4, 2004. This Program provides loans for the development of infill sites, with the use of funds administered by the Community Development Commission and the Housing Authority. Separate agreements with each agency would no longer be required.

**ENVIRONMENTAL DOCUMENTATION:**

These actions are exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because they involve administrative activities that will not have a physical impact or result in any physical changes to the environment. The activities are not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT PROJECT:**

The recommended change in funds administration will streamline the delivery of affordable housing in the County.

**CONCLUSION:**

It is requested that two adopted copies of this action be returned to each the Community Development Commission and Housing Authority.

Respectively submitted,

CARLOS JACKSON  
Executive Director

CJ:CBB